800K 38 MAGE 570

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

ASSIGNEE'S SALE

of valuable fee simple, improved real property being a farm containing 253.33 acres of land, more or less, located on both sides of Maryland Route 77 in the Thurmont Election District, Frederick County, Maryland.

Under and by virtue of a power of sale contained in a second purchase money mortgage from Howard R. Schafer, dated December 21, 1972, recorded in Liber 898, folio 457, among the Land Records of Frederick County, Maryland, said mortgage being in default and having been assigned for the purpose of foreclosure, the undersigned Assignee will offer for sale at public auction at the Court House Door in the City of Frederick on

Tuesday, September 27, 1977 at 11:00 A.M.

All of the hereinafter described real estate described in said mortgage and the buildings and improvements located therein to wit:

All those tracts or parcels of land situate lying and being along Maryland Route 77 in the Thurmont Election District, Frederick County, Maryland containing 253.33 acres of land, more or less, (of which, 5.30 acres, more or less, is used for a Western Maryland Railroad right of way), said real property being more particularly described in a deed to the said Howard R. Schafer. dated December 21, 1972, recorded in Liber 898, folio 454, one of the Land Records of Frederick County, Maryland, said real property being improved by a twostory brick farm residence with a metal roof, hot-water heat, with three usable tireplaces, five bedrooms, one bathroom, living room, dining room, kitchen and den, and a 40'x26' bank barn substantially damaged and in poor condition, block milkhouse in good condition, onecar garage with corn crib, tool shed in poor condition and a large pond.

Terms of Sale: The first mortgagee consents to the payment of the indebtedness to it in the subject proceedings and the real property and improvements therein described will be sold free and clear of such encumbrance. A deposit of \$10,000 in cash or check acceptable to Assignee will be required of purchaser at the time and place of sale and the balance of said purchase price to be paid upon ratification of sale by the Circuit Court of Frederick County, Maryland, Taxes will be adjusted to the day of sale and all expenses of conveyancing will be paid by purchaser. Assignee reserves the right to withdraw the herein described real property from sale at any time. Sale shall not include corn crop presently on property.

RICHARD R. BURGEE Assignee

PEYTON PAUL PHILLIPS
Attorney for Assignee
Box 648
100 W. Church St.
Frederick, Md. 21701

This is to certify that the annexed Assignee's
Sale was published in The News & Post

Ma newspapers published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the 27th day of September 1977

THE NEWS-POST

PATRICIA TO9/8

Exhibit

Filed Systemher 27-1977

ROSENSTOCK, BURGEE, BOWER & PHILLIPS, P.A., FREDERICK, MARYLAND